



Town of Harpswell
Planning Board Minutes
December 16, 2015
Adopted January 20, 2016

Members Present

David I. Chipman, Chair
Burr Taylor
Debora Levensailor
Aaron Fuchs
Frank Wright IV, Associate Member

Members Absent

Paul Standridge, Vice Chair
John Papacosma, Associate Member

Staff Present

Mark Eyerman, Interim Planner
Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David Chipman, Chair. The Pledge of Allegiance was recited and Board members were introduced.

Old Business: None

New Business: 15-12-01 – James Herrick (Applicant), Leslie Bullock (Owner), 5 Conant Lane, Bailey Island, Map 24 Lot 226 – Reconstruction of Nonconforming Structure – Tear Down/Rebuild of dwelling

Jay Herrick, representing the Bullocks explained they propose to tear down the existing dwelling and replace with new. The lot is small with the existing building very close to the sideline setbacks. The new dwelling will be moved to make it less nonconforming. There will be a new septic.

Gail Hays, abutter asked the height of the new building. Mr. Herrick said the new dwelling will be one story with a pitched roof. Ms. Hays said she is in support of this application and it will not have an impact on her property.

Aaron Fuchs moved seconded by Debora Levensailor to remand the application to the Code Enforcement Office. Motion carries 5-0

Proposed Amendments to the Shoreland Zoning Ordinance

Insect Growth Regulator and Insecticide Application Control Ordinance:

Mary Nahf, representing the Conservation Commission communicated the proposed changes to the Ordinance for the 2016 Town Meeting.

The Board will continue with the proposed changes at the next regularly scheduled Planning Board meeting on January 20, 2016

Accessory Temporary Living Accommodation:

The Planner discussed the proposed changes to the Basic Land Use and Shoreland Zoning Ordinances. After discussion:

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Aaron Fuchs moved seconded by David Chipman to move this to the Board of Selectmen for consideration to put on the Warrant. Motion carries 5-0.

Planning Board's Opportunity to Assume Jurisdiction:

The Planner discussed the proposed changes to the Basic Land Use and Shoreland Zoning Ordinances. After discussion:

Aaron Fuchs moved seconded by Debora Levensailor to take the proposed amendments Section 10.3 and 13.4 and propose it to the Board of Selectmen to put on the Warrant for the next Town Meeting. Motion carries 5-0.

Aaron Fuchs amended his motion seconded by Debora Levensailor to add the Shoreland Zoning portion also. Motion carries 5-0.

Consideration of minutes of November 18, 2015.

The Chair noticed that in Section 9.11 there was no mention of who motioned or seconded. This will be corrected.

David Chipman moved seconded by Aaron Fuchs to accept the minutes of November 18, 2015. Motion carries 5-0

Communications: The Planner asked the Board if there was anything to go to the planned January 6, 2016 workshop. The Board will keep this on the agenda unless nothing is received.

Planner's Update: None

The next workshop meeting is January 6, 2016.
The next regular meeting is January 20, 2016.

Adjournment: Meeting adjourned at 7:20 PM

Respectfully submitted by:

Diane E. Plourde
Recording Secretary